



# Leggett & James

The Vale of Evesham Property Experts



## Maypole Cottage Main Street

, Offenham, WR11 8RX

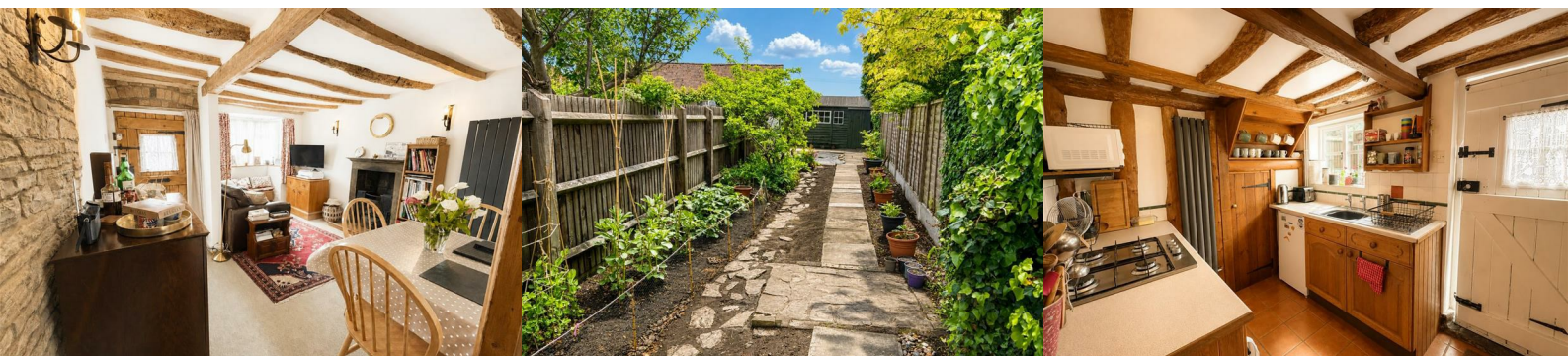
Asking Price £235,000



This charming cottage is a unique find and is the perfect lifestyle home for anyone wanting a character filled home with a fantastic outside cottage garden that also offers an outside exterior utility room and a garden room, which is perfect for entertaining, a home office or storage.

The accommodation delights in exposed timbers, latch and brace doors, exposed stonework and a feature open style fireplace, whilst our seller has also added in the past year a gas central heating system with a Worcester combination boiler complemented by contemporary upright radiators.

Viewing of this beautiful cottage, set in the heart of Offenham village, is highly recommended to appreciate all that it has to offer.



## The Village of Offenham

Offenham is a charming and highly regarded village in the heart of the Vale of Evesham, celebrated for its beautiful countryside setting, strong community atmosphere and traditional English character. Famous for being home to one of the tallest village maypoles in the country, Offenham blends history and rural charm with everyday convenience.

The village benefits from a well-regarded first school, popular local pubs, scenic riverside and countryside walks, and excellent access to nearby Evesham, Pershore and the wider Worcestershire countryside. With its mix of period homes, welcoming community spirit and picturesque surroundings, Offenham continues to be one of the area's most sought-after village locations.

## The Entrance

A timber panel front door opens to:

## Living Room 11'11 x 11'6 (3.63m x 3.51m)

enjoying an array of exposed timbers and stone the living room provides a cosy space with a feature open style fireplace, TV and telephone connections, a bay window to the front along with latch and brace doors that open to the stairs and the kitchen.

## Kitchen 8'7 x 7'8 (2.62m x 2.34m)

having a window to the rear and a door opening to the rear courtyard, a ceramic tiled floor, spotlights and further exposed stone and timbers. There are fitted cupboards, work surfaces with a single drainer sink, a four ring gas cooker hob and an oven below. There is also a feature upright wall mounted radiator and a door opening to a store cupboard, which also houses a Worcester gas combination boiler.

## First Floor

The concealed staircase is from the living room and rise to the first floor, enjoying space for books and a window overlooking the rear garden.

## Bedroom 19'7 x 12'1 (5.97m x 3.68m)

with a window to the front, exposed ceiling timbers, inset spotlighting, a radiator and a latch and brace door to:

## Bathroom

having an obscure glazed window to the rear and fitted with a white suite comprising a low level WC, a pedestal wash basin and a panel bath with a tiled surround, a shower mixer tap and glass screen. There is also a useful store cupboard.

## Outside

A gated side access opens to the rear of the property which a real feature as it enjoys a courtyard at the rear of the house, ideal for those morning coffee's. Leading off the courtyard is a Utility Store Room: 11'3 x 10'1 which has a window, power, lighting and plumbing for a washing machine.

Decorative twin iron gates open to the rear garden, which stretches away from the courtyard and is perfect for creating a delightful cottage garden or growing vegetables. A crazy paved pathway leads all along the garden to the Garden Room: 11'5 x 9'6 which also has a window, power and lighting making it a great place to relax or entertain in.

\*\* The side access to the property also provides a shared entry to the next door attached cottage.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

